



Delegated Report

Householder Planning Application

Planning Application No: 20211345

Location: 10 St James Road Gravesend Kent DA11 0HE

Description: Installation of replacement windows.

Applicant: Mr Omar Javid

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form;
- Block Plan (drawing no. A100)
- Existing Plans and Elevations (drawing no. A101;
- Proposed Plans and Elevations (drawing no. A102);
- Window & Door Schedule;
- Roseview Windows Specification.

Relevant Planning History

Application Ref. No.	Description	Decision
20140004	Retention of the dormer extension in the rear roof slope.	Approved
20130143	Erection of first floor side and two storey rear extension to form enlarged kitchen and dining room at ground floor level with two bedrooms at first floor level.	Approved
20120880	Erection of part first floor and part two storey rear extension to form kitchen and dining area at ground floor with bedroom and enlarged bedroom at first floor level.	Refuse

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 – Development Affecting Conservation Areas

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

Other Material Considerations

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (2019)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Overcliffe Conservation Area Character Appraisal
- Management Plan Northfleet Conservation Areas
- Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020).

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comment.

GBC Conservation Architect

On balance, the replacement windows are an enhancement of the previous windows and doors. The dark grey colour is unfortunate.

Neighbouring properties

5 surrounding properties were consulted plus site and press notices were posted. The overall consultation expiry date was 18 February 2022. No comments received.

Officer's Analysis

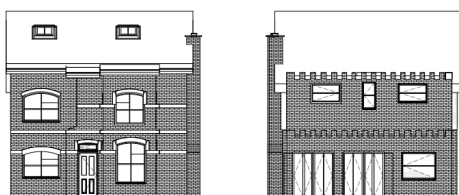
The principal issue in the determination of this application is whether or not the development preserves or enhances the character or appearance of the Overcliffe Conservation Area. It is worth noting that the replacement windows have already been installed last year following enforcement investigations.

The Overcliffe's Conservation Area Appraisal provides a detailed assessment of the Conservation Area's special architectural and historic interest. The Appraisal was created prior to the development taking place and identifies all of the buildings in St James Road that are within the Overcliffe Conservation Area as positive buildings with the application property included. The Appraisal explains that the loss of original features such as timber sash windows and unsympathetic uPVC replacement windows and doors are two of the principal negative features of this part of the Overcliffe Conservation Area.

An Article 4 Direction was introduced on 23 October 2008 and applies to all single family dwelling properties in the Conservation Area. The Article 4 Direction has been put in place due to the harm that has been caused to the Conservation Area through such changes of original windows and doors being replaced with Upvc frames and aims to prevent the loss of any remaining original features and to secure their reinstatement where they have already been lost.

It is pertinent to note that the windows that were installed previously at the host property were white Upvc windows and not the preferred timber sash windows for Conservation Areas. However, as a new application for replacement windows has been submitted to the Council and as the previous windows have been removed the site, the LPA are now considering the merits of the replacement slate grey uPVC windows that have now been installed.

The elevation plans submitted reflect a different design to what has been installed, the proposed plans have been extracted below.



5 Proposed North Elevation 1:100 6 Proposed South Elevation 1:100

It is acknowledged that properties 12-16 St James Road do not appear to conform with the sash windows preference for properties in a Conservation Area and proposed dark colour and with the cross bars design are not entirely consistent with the preferred sash windows for Conservation Areas. Nonetheless, the LPA consider the replacement windows an enhancement over the previously existing windows and, furthermore, the top left window has changed in scale which is more consistent with the front elevation of the property.

A desktop assessment of the site has been carried out, although, the front of the property has been reviewed when the site notice was posted. It is appreciated that rear of the site has not been reviewed but the planning history at the site indicates that the rear of the site has had significant works approved with uPVC windows. The planning history is a material consideration which has approved the installation of uPVC windows to the rear of the site. The property has been extended heavily to the rear and partially to the side of the property and from the plans submitted the rear windows are of a different character to the front. , according to the proposed plan the windows to the rear are consistent with what was there previously. Notwithstanding the windows to the rear, the article 4 direction does not cover the rear of the properties and not considered significant in contributing to the character of the conservation area.

Ultimately, in a Conservation Area the test is whether the development, in itself, preserves or enhances the

character or appearance of the Conservation Area. The Council's Heritage Advisor has commented on the replacement windows are an enhancement of the previous plastic windows, but the colour is out of character with the Conservation Area. However, the Heritage Advisor maintains that, on balance, the replacement windows would have a neutral impact on the Overcliffe Conservation Area.

In the light of the above the replacement windows, already installed, are considered to enhance the character of the property and make a better contribution to the Conservation Area. Therefore, the proposal complies with Core Strategy Policies CS19 and CS20.

Recommendation

Approve.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Genna Henry	Team Leader:	Richard Hart
Signed:	<i>G. Henry</i>	Signed:	<i>R Hart</i>
Dated:	10th March 2022	Dated:	10th March 2022